

RESOLUTION NO. 2021-P008

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CULVER CITY, RECOMMENDING TO THE CITY COUNCIL (1) CERTIFICATION OF THE FINAL ENVIRONMENTAL IMPACT REPORT SCH NO. 2016111044; AND (2) ADOPTION OF A MITIGATION MONITORING PROGRAM, IN COMPLIANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, FOR ZONING CODE MAP AMENDMENT P2021-0025-ZCMA TO DEVELOP PLANNED DEVELOPMENT ZONE NO. 16 (PD-16), COMPREHENSIVE PLAN P2021-0025-CP, DENSITY AND OTHER BONUS INCENTIVES P2021-0025-DOBI, TENTATIVE PARCEL MAP P2021-0025-TPM AND ADMINISTRATIVE USE PERMIT P2021-0025-AUP 1111 JEFFERSON BOULEVARD PROJECT

(P2021-0025-EIR)

WHEREAS, on March 5, 2021, Jefferson Park LLC (the "Applicant" and "Owner") filed an application for a Zoning Code Map Amendment, Comprehensive Plan, Density and Other Bonus Incentives, Tentative Parcel Map and Administrative Use Permit to construct a five-story mixed-use development (the "Project") as follows:

Project Location

The Project site is more specifically described by Los Angeles County Assessor Parcel Numbers 4215-001-010, 4215-001-013, 4215-001-016, and 4215-001-020 in the City of Culver City, County of Los Angeles, State of California at 1111 Jefferson Boulevard.

The Project Site is relatively flat with a two-foot difference in elevation from north to south from approximately 35 feet from the northwestern corner of the Project Site at the intersection of Sepulveda Boulevard and Machado Road and sloping down to 33 feet on the southern corner of the Project Site at the intersection of Sepulveda Boulevard and Jefferson Boulevard. The Project Site is made up of four parcels from north to south. The northernmost parcel consists of a surface parking lot with 34

1 parking spaces used by the Exceptional Children's Foundation (ECF) as off-site
2 parking. This parcel will be incorporated into the development and include ECF
3 replacement parking under a separate agreement between the applicant and ECF.
4 The northern central parcel is occupied by a United States Post Office (27,225 sf) built
5 in the early 1960s and includes a mail processing and distribution center and a rear
6 loading dock. The adjacent parcel to the south is occupied by Coco's Bakery
7 Restaurant (6,064 sf) built in the late 1960s. The southernmost parcel is occupied by
8 Valvoline Instant Oil Change (1,722 sf) built in the 1990s. The Project Site includes
9 approximately 216 existing vehicle parking spaces, including 194 regular spaces, 12
10 truck loading spaces, and 10 handicap spaces, for existing uses.
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13 **Project Description**

14 The Project is a mixed-use development that includes retail, office, a park for
15 use by the public and residential facilities at the intersection of Jefferson Boulevard
16 and Sepulveda Boulevard (11111 Jefferson Boulevard) on a 3.43-acre site.
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18 The Project would involve demolition of approximately 35,011 square feet of
19 existing buildings on the Project Site to support the new mixed-use development. The
20 Project would consist of five stories of development over one subterranean level for
21 vehicular parking and building infrastructure. The proposed five-story building would
22 be 67 feet tall (70.5 feet including the parapet) with a total building area of 555,221
23 square feet, including all parking areas (subterranean, ground level, and above-
24 ground) and usable building area of 311,109 square feet. The Project includes
25 244,609 square feet of residential uses (including the residential lobby and amenity
26 room) with 230 residential apartment units (including 19 very low income units and 2
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workforce units); 66,500 square feet of commercial uses, including a market, retail/restaurant uses and office uses; three levels of vehicular parking (653 spaces), including one subterranean level; and public and private open space areas.

The Project would provide an approximately 13,800 square foot Machado Park, that is to made available for public use but privately maintained as well as an approximately 13,000 square foot Paseo Courtyard at the corner of Sepulveda Boulevard and Jefferson Boulevard and between the retail spaces at the southern end of the Project Site. An additional 2,000 square foot entry courtyard at the entrance on Sepulveda Boulevard across from Janisann Avenue would also be provided. All publicly accessible open space areas on the ground floor would be accessed from Machado Road, Sepulveda Boulevard, and Jefferson Boulevard, as well as from the interior of the Project Site from the ground-floor parking level or via escalators from the above- and below-ground parking levels.

There are currently 10 driveways serving the Project Site: five on Sepulveda Boulevard, three on Jefferson Boulevard, and two on Machado Road. The Project would change the locations of and remove seven driveways, resulting in three remaining driveways serving the Project. Vehicular access to the Project Site would be provided from one driveway on Sepulveda Boulevard at Janisann Avenue and two driveways on Machado Road. Access for trucks and deliveries would be off of Machado Road where they would access a 2,856 square foot loading dock within the Project Site via the eastern-most retail entrance. The Project also includes a proposed traffic signal at the intersection of Janisann Avenue and Sepulveda Boulevard. Additionally, the Project includes proposed road improvements for Machado Road,

1 including a new 8-foot sidewalk, curb, street trees and removal of portions of the
2 median to allow for turn lanes for eastbound and westbound left turns into Heritage
3 Park and the Project Site, respectively. A channelizing island would be added on the
4 Heritage Park approach to prevent through and left turns from Heritage Park into the
5 Project and eastbound Machado Road, respectively.
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7 The Project would provide three levels of vehicular parking including one
8 subterranean level. Structured parking containing 653 vehicular parking spaces would
9 be provided with 308 spaces for residential uses, 311 spaces for commercial uses,
10 and 34 for the Exceptional Children's Foundation (ECF). Bicycle parking would include
11 71 long-term and 26 short-term bicycle parking spaces provided in various locations
12 throughout the Project Site. Bicyclists would be able to access the Project Site from all
13 three Project frontages. Bicycle racks for visitors would be available at the corner of
14 Machado Road and Sepulveda Boulevard, the corner of Jefferson Boulevard and
15 Sepulveda Boulevard, and in front of the ground level market by the surface parking
16 spaces for the retail uses. Bicycle lockers would be provided for residents in the
17 subterranean parking level.
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20 The Project would establish bicycle lanes along the abutting segment of
21 Sepulveda Boulevard between Machado Road and Jefferson Boulevard, and the
22 Applicant will make a voluntary contribution towards the cost to design and construct
23 bike lanes on Sepulveda Boulevard between Machado Road and the Ballona Creek
24 Bike Path. This bicycle infrastructure link with Ballona Creek Bike Path would
25 encourage bicycling trips to and from the Project Site and other areas of Culver City.
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1 Separate from the Project, the City intends to implement a bicycle share facility
2 on the Project Site adjacent to the Machado Park. The bicycle share facility would
3 allow for connections to the City's proposed bicycle lanes along Jefferson Boulevard
4 and Sepulveda Boulevard as part of the City's Bicycle & Pedestrian Action Plan.

5 Construction is anticipated to start in April of 2022, subject to Project approval
6 and is anticipated to be completed May of 2024; and
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8 WHEREAS, in order to implement the proposed Project, approval of the following land
9 use permits (collectively, "Entitlements") are required:

10 1. Zoning Code Map Amendment P2021-0025-ZCMA, for the change of the
11 existing designation from Commercial General (CG) to Planned Development (PD-16),
12 to ensure the proper rezoning of the property and maintain consistency with the
13 General Plan designation; and
14

15 2. Comprehensive Plan P2021-0025-CP, to adopt a Comprehensive Plan
16 to establish development standards, land uses, and a conceptual development plan
17 pursuant to the requirements for Planned Development Zoning Districts as set forth in
18 Zoning Code Section 17.240.015; and
19

20 3. Density and Other Developer Incentives P2021-0025-DOBI, to ensure
21 appropriate implementation of the requirements of State law for density bonuses and
22 other bonus incentives, pursuant to California Government Code Section 65915, or as
23 may be amended, and the goals and policies of the Housing Element of the City's
24 General Plan; and
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26 4. Tentative Parcel Map P2021-0025-TPM (consolidating four separate lots
27 into one lot) to ensure compliance with the Zoning Code and General Plan, to ensure
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1 lot sizes of a size compatible with the size of existing lots in the immediate
2 neighborhood, to provide necessary street dedication and improvements, and to
3 prevent interference with the opening or extension of streets necessary for emergency
4 vehicular access, proper traffic circulation, drainage, and the future development of
5 adjacent properties; and
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7 5. Administrative Use Permit: P2021-0025-AUP for Project alcoholic
8 beverage sales for some on-sale and off-sale uses, and outdoor dining to ensure
9 compatibility, configuration, design, location, and potential impacts of the proposed
10 use, and suitability of the use to the site and surrounding area; and
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12 WHEREAS, the California Environmental Quality Act of 1970, as amended (California
13 Public Resources Code 21000, et.seq.; and California Code of Regulations, Title 14, Ch. 3
14 15000, et.seq.; collectively, "CEQA"), gives to the lead agency the responsibility for
15 considering the effects of a project, both individual and collective, of all physical development
16 activities involved when action is taken by a lead agency to approve a Project; and
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18 WHEREAS, the City prepared an Initial Environmental Study (Initial Study) for the
19 Project, which determined that the Project may have a significant effect on the environment
20 and that an Environmental Impact Report must be prepared. The Initial Study determined that
21 the following areas must be addressed in the Project EIR: air quality, historical resources,
22 archaeological resources, energy, geology and soils, greenhouse gas emissions, hazards
23 and hazardous materials, land use and planning, noise, population and housing, public
24 services (fire and police), transportation and traffic, and tribal cultural resources; and
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26 WHEREAS, the City prepared a Notice of Preparation ("NOP") of the Draft EIR, which
27 was circulated to the affected agencies and the public, pursuant to CEQA for thirty days
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1 beginning on September 17, 2020, and numerous comments from agencies and the public
2 were received in response. The City held a public scoping meeting on October 6, 2020, to
3 obtain information from the public as to issues that should be addressed in the Draft EIR; and

4 WHEREAS, the City in accordance with provisions of CEQA Guidelines Sections
5 15085(a) and 15087(a), the City, serving as the Lead Agency: (1) prepared and transmitted a
6 Notice of Completion (NOC) to the State Clearinghouse; (2) published a Notice of Availability
7 (NOA) of a Draft EIR which indicated that the Draft EIR was available for public review at the
8 City's Current Planning Division; (3) provided copies of the NOA and Draft EIR to the Culver
9 City Julian Dixon Library; (4) posted the NOA and the Draft EIR on the City's Planning
10 Division website:

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13 ([https://www.culvercity.org/city-hall/city-government/city-departments/community-
14 development/planning](https://www.culvercity.org/city-hall/city-government/city-departments/community-development/planning))

15 (5) sent the NOA to all property owners within 1,000 feet of the Project Site; (6) sent the NOA
16 to the last known name and address of all organizations and individuals who previously
17 requested such notice in writing or attended public meetings about the Project; and (7) filed
18 the NOA with the County Clerk. The public review period commenced on May 6, 2021, and
19 ended on June 21, 2021, for a total of 47 days. The City conducted a virtual Community
20 Meeting focused on the Project and a Public Meeting focused on the Draft EIR on May 25,
21 2021; and

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23 WHEREAS, the City received numerous written and oral comments to the Draft EIR,
24 prepared responses to those comments and made appropriate changes to the Draft EIR.
25 Those changes, comments and responses were made a part of the Final EIR for the Project
26 in compliance with California Public Resources Code, Section 21092.5. The proposed written
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1 responses to comments from public agencies received during the 47-day review period were
2 provided to such agencies and the Final EIR was made available on August 4, 2021; and

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4 WHEREAS, the Final Environmental Impact Report (EIR) includes the Draft EIR, dated
5 May 2021, responses to written comments on the Draft EIR, responses to public testimony
6 regarding Draft EIR issues raised during the public comment period, modifications to the
7 Draft EIR text, and the Mitigation Monitoring Program (MMP). The Final EIR was prepared
8 and circulated in compliance with CEQA; and

9
10 WHEREAS, on August 25, 2021, the Planning Commission held a duly noticed public
11 meeting to receive public comment on and consider the Final EIR. During the course of the
12 public hearing, the Planning Commission considered staff and consultant presentations,
13 written comments received from public agencies and the public, staff reports, Applicant
14 presentations, information presented to the Planning Commission to assist its understanding
15 of the Project, the Final EIR, and public comments and testimony on the Project. In addition,
16 the Planning Commission considered the Final EIR prepared for the Project, including
17 information provided in staff reports, the amended text of the Final EIR, information presented
18 from experts and in public testimony, including letters submitted to the Planning Commission
19 following the close of the public hearing before the Planning Commission, and other matters
20 in the public record; and

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23 WHEREAS, following conclusion of the public discussion and thorough deliberation of
24 the subject matter, the Planning Commission determined by a vote of 5 to 0 the following as
25 set forth herein below.
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1 NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF CULVER
2 CITY, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:

3 SECTION 1. FINDINGS. Pursuant to the foregoing recitations, the following findings
4 are hereby made:

- 5 1. Based on the findings contained in the Initial Study prepared by the City, dated
6 September 15, 2020, the proposed Project may have a significant effect on the
7 environment and an EIR is required.
- 8 2. The Draft and Final EIRs, including the technical appendices and responses to
9 comments, were prepared, circulated, and completed in compliance with CEQA.
- 10 3. Revisions have been appropriately made to the Draft EIR and such revisions, including
11 responses to comments, and other documents related to the Draft EIR have been
12 made a part of or incorporated into the Final EIR.
- 13 4. The revisions made to the Draft EIR and incorporated into the Final EIR do not require
14 recirculation of the Draft EIR based on the following:
 - 15 a. No significant new information has been added that would deprive the public of
16 a meaningful opportunity to comment on a substantial adverse environmental
17 effect of the project, a feasible way to mitigate or avoid such an impact that the
18 Applicant has declined to implement, or a feasible project alternative;
 - 19 b. The new information, including certain factual corrections and minor changes,
20 provides clarification to points and information already included in the Draft EIR;
 - 21 c. There are not significant new environmental impacts resulting from the Project
22 from a new mitigation measure proposed to be implemented;
 - 23 d. There is no substantial increase in the severity of an environmental impact that
24 has not been mitigated to a level of insignificance;
 - 25 e. The Applicant has not declined to adopt any feasible project alternatives or
26 mitigation measures, considerably different from others previously analyzed,
27 that clearly lessen the environmental impacts of the Project; and
 - 28 f. The Draft EIR is not fundamentally and basically inadequate and conclusory in
29 nature that meaningful public review and comment precluded.
5. The Final EIR accurately describes the Project and identifies the discretionary
approvals necessary for the project as listed in the recitations above.
6. The Final EIR adequately analyzes all of the potentially significant environmental
impacts of approval of the Project, mitigation measures, environmental impacts and
cumulative impacts which have been mitigated to a less than significant level,
alternatives to the Project on the Project site, short-term and long-term impacts,
growth inducing impacts, and significant irreversible impacts.

1 SECTION 2. CERTIFICATION. Based upon the above recitals and the entire record,
2 including, without limitation, the 11111 Jefferson Boulevard Draft and Final EIR, oral and
3 written testimony and other evidence received, at the public hearings held on the Project and
4 the Final EIR, the Planning Commission further finds:

- 5 1. That the EIR for the Project is adequate, complete, and has been prepared in
6 accordance with the California Environmental Quality Act (CEQA).
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8 2. That the Planning Commission has independently reviewed and considered the EIR in
9 reaching its conclusions.
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11 3. The Planning Commission, as the recommending body to the City Council, has
12 reviewed and considered the EIR, as well as the whole of the administrative record
13 and the evidence and testimony presented in this matter, prior to making its
14 recommendations to the City Council on the Project.
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16 4. That the Final EIR reflects the decision-maker's independent judgment and analysis.
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18 5. That a mitigation monitoring program (MMP) has been prepared and is adopted to
19 enforce the mitigation measures required by the Final EIR and Project approvals
20 (Exhibit A).
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25 APPROVED and ADOPTED this 25th day of August 2021.

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DANA SAYLES, CHAIRPERSON
PLANNING COMMISSION
CITY OF CULVER CITY, CALIFORNIA

30 Attested by.

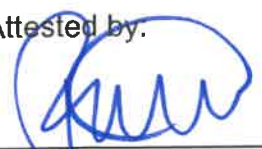
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32 _____
Ruth Martin del Campo, Administrative Clerk

EXHIBIT A

MITIGATION MONITORING PROGRAM

This Mitigation Monitoring Program (MMP), which is provided, below, has been prepared pursuant to Public Resources Code (PRC) Section 21081.6 and CEQA Guidelines Section 15097 (Title 14 of the California Code of Regulations), which require adoption of an MMP for projects where the Lead Agency has adopted mitigation to avoid significant environmental effects. The City of Culver City (City) is the Lead Agency for the 11111 Jefferson Boulevard Mixed-Use Project (Project) and therefore is responsible for administering and implementing the MMP. The decision-makers must define specific reporting and/or monitoring requirements to be enforced during Project implementation prior to final approval of the proposed Project. The primary purpose of the MMP is to ensure that the mitigation measures identified in the Initial Study (for Biological Resources), Draft EIR and Final EIR (designated by the respective environmental issue within Chapter 4, *Environmental Impact Analysis*, of the Draft EIR) are implemented, thereby minimizing identified environmental effects.

The MMP also includes Project Design Features (PDFs) identified throughout Chapter 4 the Draft EIR. The PDFs are specific design elements proposed by the Applicant that have been incorporated into the Project that serve to reduce or avoid potential environmental effects. Because PDFs have been incorporated into the Project, they do not constitute mitigation measures, as defined by CEQA Guidelines Section 15126.4. However, PDFs are included in this MMP to ensure their implementation as a part of the Project.

Final clearance shall require all applicable verification as indicated in Table 4-1. The City will have primary responsibility for monitoring and reporting the implementation of the PDFs and mitigation measures unless otherwise indicated. The PDFs and mitigation measures are identified by the impact category and number that correspond with the Initial Study, in the case of Biological Resources, and the draft EIR.

TABLE 4-1
MITIGATION MONITORING PROGRAM

Project Design Feature (PDF) / Mitigation Measure (MM)	Implementing Action, Condition, or Mechanism	Method of Verification	Timing of Verification	Responsible Persons
Air Quality				
Mitigation Measure AIR-1: Construction of the Project shall incorporate the following conditions: a. The Project shall use off-road diesel-powered construction equipment that meets or exceeds the CARB and USEPA Tier 4 off-road emissions standards for equipment rated at 50 horsepower or greater and not identified under b or c. below. Such equipment will be outfitted with Best Available Control Technology (BACT) devices, including a CARB-certified Level 3 Diesel Particulate Filter or	Condition of Approval	Plan Check Notes, Reports, and Field Inspections	Prior to issuance of a Demolition Permit, Grading Permit, and Ongoing during Construction	Culver City Building Safety Division, Building Safety Inspector, Public Works, Engineering and Current Planning Division

Project Design Feature (PDF) / Mitigation Measure (MM)	Implementing Action, Condition, or Mechanism	Method of Verification	Timing of Verification	Responsible Persons
equivalent. These requirements shall be included in applicable bid documents and successful contractor(s) must demonstrate the ability to supply such equipment. b. During the site preparation and excavation/grading phases, watering must be conducted a minimum of 4 times per day. Alternatively, other fugitive dust emissions practices shall be implemented that will reduce fugitive dust to at least the same level. c. On-road haul trucks, including delivery and those conveying excavated material, shall not exceed 120 truck trips (round trips, or 240 one-way trips) per day.				
Mitigation Measure AIR-2: At a minimum, the following equipment shall be electric or non-diesel fueled: concrete/industrial saws, cranes, forklifts, plate compactors, pumps, welders, and cement and mortar mixers. Additionally, onsite electricity shall be used to power the equipment to the greatest extent possible. Where grid electricity cannot be used, a non-diesel powered generator shall be used and use of the generator shall be limited to only those activities necessary.	Condition of Approval	Plan Check Notes, Reports, and Field Inspections	Prior to issuance of a Demolition Permit, Grading Permit, and Ongoing during Construction	Culver City Building Safety Division, Building Safety Inspector, Public Works, Engineering and Current Planning Division
Biological Resources				
Mitigation Measure BIO-1: The Applicant shall be responsible for the implementation of mitigation to reduce impacts to migratory and/or nesting bird species to below a level of significance through one of two ways. Either: 1) Vegetation removal activities shall be scheduled outside the nesting season which runs from February 15 to August 31 to avoid potential impacts to nesting birds. This would insure that no active nests are disturbed; or 2) If avoidance of the avian breeding season (February 15 through August 31) is not feasible, then: a. A qualified biologist shall conduct a preconstruction nesting bird survey within 15 days and again within 72 hours prior to any ground disturbing activities (staging, grading, vegetation removal or clearing, grubbing, etc.). The survey shall be conducted to ensure that impacts to birds, including raptors, protected by the MBTA and/or the California Fish and Game Code are avoided. Survey areas shall include suitable nesting habitat within 200 feet of construction site boundaries. This two-tiered survey method is intended to provide the Applicant with time to understand the potential issue and evaluate solutions if nests are present, prior to mobilizing resources. If active nests are not identified, no further action is necessary. b. If active nests are identified during preconstruction surveys, an avoidance buffer shall be demarcated for avoidance using flagging, staking, fencing, or another appropriate barrier to delineate construction avoidance until the	Condition of Approval	Plan Check Notes, Reports, Surveys, and Field Inspections	Prior to issuance of a Demolition Permit, Grading Permit, and Building Permit.	Culver City Current Planning Division

Project Design Feature (PDF) / Mitigation Measure (MM)	Implementing Action, Condition, or Mechanism	Method of Verification	Timing of Verification	Responsible Persons
nest is determined to no longer be active by a qualified biologist (i.e., young have fledged or no longer alive within the nest). An active nest is defined as a structure or site under construction or preparation, constructed or prepared, or being used by a bird for the purpose of incubating eggs or rearing young. Perching sites and screening vegetation are not part of the nest. Given the high disturbance level, general avoidance buffers include a minimum 100-foot avoidance (for smaller birds more tolerant of human disturbance) to a 250-foot avoidance buffer for passerine and a 500-foot avoidance buffer from active raptor nests, or reduced buffer distances determined at the discretion of a qualified biologist familiar with local nesting birds and breeding bird behavior within the Project area. Construction personnel shall be informed of the active nest and avoidance requirements. A biological monitor shall review the site, at a minimum of one-week intervals, during all construction activities occurring near active nests to ensure that no inadvertent impacts to active nests occur. Pre-construction nesting bird surveys and monitoring results shall be submitted to the Culver City Planning Division via email or memorandum upon completion of the pre-construction surveys and/or construction monitoring to document compliance with applicable state and federal laws pertaining to the protection of native birds.				

Cultural Resources

Mitigation Measure ARCH-1: Prior to issuance of demolition permit, the Applicant shall retain an archaeologist who meets the Secretary of the Interior's Professional Qualifications Standards for Archaeology (Qualified Archaeologist) to oversee an archaeological monitor who shall be present during construction excavations such as demolition, clearing/grubbing, grading, trenching, or any other construction excavation activity associated with the Project. The frequency of monitoring shall be based on the rate of excavation and grading activities, proximity to known archaeological resources, the materials being excavated (younger alluvium vs. older alluvium), and the depth of excavation, and if found, the abundance and type of archaeological resources encountered, as determined by the Qualified Archaeologist. The frequency of monitoring shall be determined based on the factors presented above, and can be reduced to part-time inspections or ceased entirely if determined appropriate by the Qualified Archaeologist. Prior to commencement of excavation activities, an Archaeological and Cultural Resources Sensitivity Training shall be given for construction personnel. The training session shall be carried out by the Qualified Archaeologist and shall focus on how to identify archaeological resources that may be encountered during earthmoving activities and the procedures to be followed in such an event.	Condition of Approval	Plan Check Notes, Reports, Surveys and Field Inspections	Prior to issuance of Demolition Permit and On-Going during Construction	Culver City Building Safety Division, Building Safety Inspector, Public Works, Engineering and Current Planning Division
Mitigation Measure ARCH-2: Prior to issuance of	Condition of	Plan Check Notes,	Prior to issuance	Culver City

Project Design Feature (PDF) / Mitigation Measure (MM)	Implementing Action, Condition, or Mechanism	Method of Verification	Timing of Verification	Responsible Persons
demolition permit, the Applicant shall retain a Native American tribal monitor from a Gabrielino Tribe. The appropriate Native American tribal monitor shall be selected based on ongoing consultation under AB 52 and shall be identified on the most recent contact list provided by the Native American Heritage Commission. The Native American monitor shall be present during construction excavations such as clearing/grubbing, grading, trenching, or any other construction excavation activity associated with the Project. The frequency of monitoring shall take into account the rate of excavation and grading activities, proximity to known archaeological resources, the materials being excavated (native versus artificial fill soils and older versus younger soils), and the depth of excavation, and if found, the abundance and type of prehistoric archaeological resources encountered. The frequency of monitoring shall be determined based on the factors presented above, and can be reduced to part-time inspections or ceased entirely if determined appropriate by the Gabrielino Tribe.	Approval	Reports, Surveys and Field Inspections	of Demolition Permit and On-Going during Construction	Building Safety Division, Building Safety Inspector, Public Works, Engineering and Current Planning Division
Mitigation Measure ARCH-3: In the event that historic or prehistoric archaeological resources (e.g., bottles, foundations, refuse dumps, Native American artifacts or features, etc.) are unearthed, ground-disturbing activities shall be halted or diverted away from the vicinity of the find so that the find can be evaluated. An appropriate buffer area shall be established by the Qualified Archaeologist around the find where construction activities shall not be allowed to continue. Work shall be allowed to continue outside of the buffer area. All archaeological resources unearthed by project construction activities shall be evaluated by the Qualified Archaeologist and a Gabrielino Tribe. If the resources are Native American in origin, the Gabrielino Tribe shall consult with the City and Qualified Archaeologist regarding the treatment and curation of any prehistoric archaeological resources. If a resource is determined by the Qualified Archaeologist to constitute a "historical resource" pursuant to CEQA Guidelines Section 15064.5(a) or a "unique archaeological resource" pursuant to Public Resources Code Section 21083.2(g), the Qualified Archaeologist shall coordinate with the Applicant and the City to develop a formal treatment plan that would serve to reduce impacts to the resources. The treatment plan established for the resources shall be in accordance with CEQA Guidelines Section 15064.5(f) for historical resources and Public Resources Code Sections 21083.2(b) for unique archaeological resources. The treatment plan shall incorporate the Gabrielino Tribe's treatment and curation recommendations. Preservation in place (i.e., avoidance) is the preferred manner of treatment. If preservation in place is not feasible, treatment may include implementation of archaeological data recovery excavations to remove the resource along with subsequent laboratory processing and analysis. The treatment plan shall include measures regarding the curation of the recovered resources that may include curation at a public, non-profit institution with a research interest in the materials, such as the Natural History Museum of Los Angeles County or the Fowler Museum, if such an institution agrees to accept the material and/or the Gabrielino Tribe. If no institution or the Gabrielino Tribe accept the resources, they may be donated to a	Condition of Approval	Plan Check Notes, Reports, Surveys and Field Inspections	On-Going during Construction	Culver City Building Safety Division, Building Safety Inspector, Public Works, Engineering and Current Planning Division

Project Design Feature (PDF) / Mitigation Measure (MM)	Implementing Action, Condition, or Mechanism	Method of Verification	Timing of Verification	Responsible Persons
local school or historical society in the area (such as the Culver City Historical Society) for educational purposes.				
Mitigation Measure ARCH-4: Prior to the release of the grading bond, the Qualified Archaeologist shall prepare a final report and appropriate California Department of Parks and Recreation Site Forms at the conclusion of archaeological monitoring. The report shall include a description of resources unearthed, if any, treatment of the resources, results of the artifact processing, analysis, and research, and evaluation of the resources with respect to the California Register of Historical Resources and CEQA. The report and the Site Forms shall be submitted by the Applicant to the City, the South Central Coastal Information Center, and representatives of other appropriate or concerned agencies to signify the satisfactory completion of the Project and required mitigation measures.	Condition of Approval	Plan Check Notes, Reports, Surveys and Field Inspections	Prior to Grading Permit and Building Permit and On-Going during Construction	Culver City Building Safety Division, Building Safety Inspector, Public Works, Engineering and Current Planning Division
Geology and Soils				
Mitigation Measure GEO-1: Prior to issuance of demolition permit, the Applicant shall retain a qualified Paleontologist to develop and implement a paleontological monitoring program for construction excavations that would encounter older alluvial sediments. A qualified Paleontologist is defined as a paleontologist meeting the criteria established by the Society for Vertebrate Paleontology (2010). The qualified Paleontologist shall supervise a paleontological monitor who shall be present at such times as required by the Paleontologist during construction excavations into older alluvial sediments. Paleontological resources monitoring shall be conducted for all ground disturbing activities that exceed 10 feet in depth in previously undisturbed sediments, and are therefore likely to impact high sensitivity older alluvial sediments. Work in the upper 10 feet of the Project Site does not warrant monitoring. Monitoring shall consist of visually inspecting fresh exposures of rock for larger fossil remains and, where appropriate, collecting wet or dry screened sediment samples of promising horizons for smaller fossil remains. The frequency of monitoring inspections shall be determined by the Paleontologist and shall be based on the rate of excavation and grading activities, proximity to known paleontological resources or fossiliferous geologic formations (i.e., older alluvium deposits), the materials being excavated (i.e., native sediments versus artificial fill), and the depth of excavation, and if found, the abundance and type of fossils encountered. Full-time monitoring can be reduced to part-time inspections, or ceased entirely, if determined adequate by the Paleontologist.	Condition of Approval	Plan Check Notes, Reports, Surveys and Field Inspections	Prior to issuance of Demolition Permit and On-Going during Construction	Culver City Building Safety Division, Building Safety Inspector, Public Works, Engineering and Current Planning Division

Project Design Feature (PDF) / Mitigation Measure (MM)	Implementing Action, Condition, or Mechanism	Method of Verification	Timing of Verification	Responsible Persons
Mitigation Measure GEO-2: Prior to commencement of demolition or excavation activities, the Paleontologist shall attend a pre-grade/construction meeting to conduct construction worker paleontological resources sensitivity training for construction personnel. The training session, shall be carried out by the Paleontologist and shall focus on how to identify paleontological resources that may be encountered during earthmoving activities and the procedures to be followed in such an event. In the event construction crews are phased, additional trainings shall be conducted for new construction personnel. Documentation shall be retained demonstrating that construction personnel attended the training.	Condition of Approval	Plan Check Notes, Reports, Surveys and Field Inspections	Prior to issuance of Demolition Permit, Grading Permit and Building Permit and On-Going during Construction	Culver City Building Safety Division, Building Safety Inspector, Public Works, Engineering and Current Planning Division
Mitigation Measure GEO-3: If a potential fossil is found, the paleontological monitor shall be allowed to temporarily divert or redirect grading and excavation activities in the area of the exposed fossil to facilitate evaluation of the discovery. The Paleontologist shall establish an appropriate buffer area around the find where construction activities shall not be allowed to continue. Work shall be allowed to continue outside of the buffer area. At the Paleontologist's discretion, and to reduce any construction delay, the grading and excavation contractor shall assist in removing rock/sediment samples for initial processing and evaluation. If the fossil is determined to be significant, the qualified Paleontologist shall implement a paleontological salvage program to remove the resources from their location, following the guidelines of the SVP (2010). Any fossils encountered and recovered shall be prepared to the point of identification and catalogued before they are submitted to their final repository. Any fossils collected shall be curated at a public, non-profit institution with a research interest in the material and with retrievable storage, such as the Natural History Museum of Los Angeles County, if such an institution agrees to accept the fossils. If no institution accepts the fossil collection, they shall be donated to a local school in the area for educational purposes. Accompanying notes, maps, and photographs shall also be filed at the repository and/or school. If construction personnel discover any potential fossils during construction while the paleontological monitor is not present, regardless of the depth of work or location, work at the discovery location shall cease in a 50-foot radius of the discovery until the Paleontologist has assessed the discovery and recommended and implemented appropriate treatment as described earlier in this measure.	Condition of Approval	Plan Check Notes, Reports, Surveys and Field Inspections	Prior to Grading Permit and Building Permit and On-Going during Construction	Culver City Building Safety Division, Building Safety Inspector, Public Works, Engineering and Current Planning Division
Mitigation Measure GEO-4: Prior to the release of the grading bond, the qualified Paleontologist shall prepare a report summarizing the results of the monitoring and salvaging efforts, the methodology used in these efforts, as well as a description of the fossils collected and their significance. The report shall be submitted by the Applicant to the City, the Natural History Museum of Los Angeles County, and representatives of other appropriate or concerned agencies to signify the satisfactory completion of the project and required mitigation measures.	Condition of Approval	Plan Check Notes, Reports, Surveys and Field Inspections	Prior to Grading Permit and Building Permit and On-Going during Construction	Culver City Building Safety Division, Building Safety Inspector, Public Works, Engineering and Current Planning Division

Project Design Feature (PDF) / Mitigation Measure (MM)	Implementing Action, Condition, or Mechanism	Method of Verification	Timing of Verification	Responsible Persons
Noise				
PDF-NOISE-1 (Project Construction Schedule): Prior to issuance of a building permit, notice of the Project construction schedule shall be provided to all abutting property owners and occupants. Evidence of such notification shall be provided to the Building Division. The notice shall identify the commencement date and proposed timing for all construction phases (demolition, grading, excavation/shoring, foundation, rough frame, plumbing, roofing, mechanical and electrical, and exterior finish).	Condition of Approval	Plan Check Notes, Reports, and Field Inspections	Prior to issuance of a Building Permit and Ongoing during Construction	Culver City Building Safety Division, Building Safety Inspector, and Current Planning Division
PDF-NOISE-2 (Mechanical Equipment Noise): All mechanical equipment and/or ventilation systems not fully enclosed will be designed, through the use of quiet fans and duct silencers or similar methods, to not exceed 55 dBA L_{eq} from 7:00 AM to 10:00 PM and 50 dBA L_{eq} from 10:00 PM to 7:00 AM at the neighboring property lines including the north and west property lines per sound level limits of the Culver City Noise Element.	Condition of Approval	Plan Check Notes and Field Inspections	Prior to issuance of Mechanical Permit for subject mechanical equipment	Culver City Building Safety Division, Building Safety Inspector, and Current Planning Division
PDF-NOISE-3 (Construction Rules Sign): During all phases of construction, a "Construction Rules Sign" that includes contact names and telephone numbers of the Applicant, Property Owner, construction contractor(s), and the City, shall be posted on the Property in a location that is visible to the public. These names and telephone numbers shall also be made available to adjacent property owners and occupants to the satisfaction of the Planning Manager and Building Official.	Condition of Approval	Plan Check Notes and Field Inspections	Prior to issuance of a Building Permit and Ongoing during Construction	Culver City Building Safety Division, Building Safety Inspector, and Current Planning Division
PDF-NOISE-4 (Compliance with Noise Element): The following noise standards from Policy 2.A of the City's General Plan Noise Element shall be complied with at all times: A. No construction equipment shall be operated without an exhaust muffler, and all such equipment shall have mufflers and sound control devices (i.e., intake silencers and noise shrouds) that are no less effective than those provided on the original equipment; B. All construction equipment shall be properly maintained to minimize noise emissions; C. If any construction vehicles are serviced at a location onsite, the vehicle(s) shall be setback from any street and other property lines so as to maintain the greatest distance from the public right-of-way and from Noise Sensitive Receptors; D. Noise impacts from stationary sources (i.e., mechanical equipment, ventilators, and air conditioning units) shall be minimized by proper selection of equipment and the installation of acoustical shielding as approved by the Planning Manager and the Building; and E. The Project shall not allow any delivery truck idling in the loading area. Signs shall be posted prohibiting idling.	Condition of Approval	Plan Check Notes and Field Inspections	Prior to issuance of a Building Permit and Ongoing during Construction	Culver City Building Safety Division, Building Safety Inspector, and Current Planning Division
PDF-NOISE-5 (Noise Control - Permanent Amplified Sound Systems): Permanent outdoor amplified sound systems that will operate on a regularly scheduled	Condition of Approval	Plan Check Notes and Field Inspections	Prior to issuance of a Certificate of Occupancy	Culver City Building Safety Division, Building

Project Design Feature (PDF) / Mitigation Measure (MM)	Implementing Action, Condition, or Mechanism	Method of Verification	Timing of Verification	Responsible Persons
ongoing basis shall be designed so as not to result in a meaningfully perceivable increase in noise beyond the Project Site. Specifically, outdoor amplified sound systems shall not result in an increase of 3 dBA L _{eq} over existing conditions at the Project property line. All speakers shall have a minimum setback of 25 feet from the Project property line and shall be directed internally and shielding from off-site uses. A qualified noise consultant shall provide written documentation that the design of the system(s) complies with the maximum noise level.				Safety Inspector, and Current Planning Division
Mitigation Measure NOISE-1: Prior to the commencement of demolition, the Project shall provide a temporary 15-foot-tall construction fence equipped with noise blankets rated to achieve sound level reductions of at least 12 dBA along the northern and western boundaries of the Project Site, between the Project Site and the surrounding residences to the north (Heritage Park Neighborhood) and west (Studio Village Town Homes), Temple Akiba, and Circle K Motel. Temporary noise barriers shall be used to block the line-of-sight between the construction equipment and the noise-sensitive receptors to the north and west of the Project Site during the duration of construction activities. Standard construction protective fencing with green screen or pedestrian barricades for protective walkways shall be installed along property lines facing streets or commercial buildings. All temporary barriers, fences, and walls shall have gate access as needed for construction activities, deliveries, and site access by construction personnel.	Condition of Approval	Plan Check Notes and Field Inspections	Prior to issuance of a Building Permit and a Foundation Plan, Verified at Preconstruction Meeting with Culver City	Culver City Building Safety Division, Building Safety Inspector, and Current Planning Division
Mitigation Measure NOISE-2: Contractors shall ensure that all construction equipment, fixed or mobile, are equipped with properly operating and maintained noise shielding and muffling devices, consistent with manufacturers' standards. The construction contractor shall keep documentation onsite demonstrating that the equipment has been maintained in accordance with the manufacturers' specifications. Most of the noise from construction equipment originates from the intake and exhaust portions of the engine cycle. According to FHWA, use of adequate mufflers systems can achieve reductions in noise levels of up to 10 dBA. The contractor shall use muffler systems that provide a minimum reduction of 8 dBA compared to the same equipment without an installed muffler system, reducing maximum construction noise levels. The contractor shall also keep documentation on-site prepared by a noise consultant verifying compliance with this measure.	Condition of Approval	Plan Check Notes and Field Inspections	Prior to issuance of a Building Permit and Ongoing during Construction	Culver City Building Safety Division, Building Safety Inspector, and Current Planning Division
Public Services				
PDF-FIRE-1 (Fire Protection Devices): The Project would be equipped with fire alarms, fire sprinklers, and an emergency radio response system.	Condition of Approval	Plan Check Notes and Field Inspections	Prior to issuance of a Building Permit	Culver City Building Safety Division, Building Safety Inspector, Fire Prevention, Fire Inspector, and Current Planning Division
PDF-FIRE-2 (Submittal of Plans to CCFD for Review/Approval): Plans for the proposed new building, fire lanes and associated turnarounds, fire hydrant	Condition of Approval	Plan Check Notes and Field	Prior to issuance of a Building Permit and	Culver City Building Safety Division, Building

Project Design Feature (PDF) / Mitigation Measure (MM)	Implementing Action, Condition, or Mechanism	Method of Verification	Timing of Verification	Responsible Persons
locations, and associated fire prevention/suppression equipment, will be submitted to the CCFD for review and approval.		Inspections	Ongoing during Construction	Safety Inspector, Fire Inspector, and Current Planning Division
PDF-POL-1 (Project Site Security and Access During Construction): During construction of the Project the Project Site will be enclosed with security fencing, lit with security lighting, and patrolled periodically by security personnel.	Condition of Approval	Plan Check Notes and Field Inspections	Prior to issuance of a Grading Permit, Building Permit, and Ongoing during Construction	Culver City Building Safety Division, Building Safety Inspector, Police Department, and Current Planning Division
PDF-POL-2 (Project Site Security and Access During Operation): During operation, the Project will incorporate a 24-hour/seven-day security program to ensure the safety of its residents, employees, and visitors. The Project's security will include, but not be limited to, the following design features: a) Installing and utilizing a 24-hour/seven-day security program to ensure the safety of its residents and site visitors. b) Full-time security personnel. Duties of the security personnel will include, but would not be limited to, assisting residents and visitors with site access; monitoring entrances and exits of buildings, including parking; managing and monitoring fire/life/safety systems; and patrolling the property. The site security would regularly interface and collaborate with CCPD, as necessary. c) Staff training and building access/design to assist in crime prevention efforts and to reduce the demand for police protection services. d) Controlled access to all residential units, lobby areas, and residential common open space areas through the use of key cards, site security and/or other means, as appropriate. e) CCTV surveillance within the parking garage, ground floor levels, and open space areas. f) Lighting of entry-ways, publicly accessible areas, parking areas, and common building and open space residential areas.	Condition of Approval	Plan Check Notes and Field Inspections	Prior to issuance of a Certificate of Occupancy	Culver City Building Safety Division, Building Safety Inspector, Police Department, and Current Planning Division
Transportation				
PDF-TRAF-1 (Construction Management Plan): A Final Construction Management Plan (FCMP) shall be prepared by the Project contractor in consultation with the Project's traffic and/or civil engineer. The FCMP will define the scope and scheduling of construction activities as well as the Applicant's proposed construction site management responsibilities in order to ensure that disturbance of nearby land uses or interruption of pedestrian, vehicle, bicycle and public transit are minimized to the extent feasible. The FCMP shall be subject to review and approval by Culver City's Building Official, City Traffic Engineer, Civil Engineer, and Current Planning Manager, prior to issuance of any Project demolition, grading or excavation permit. The FCMP shall also be reviewed and	Condition of Approval	Plan Check Notes, Reports, Surveys, and Field Inspections	Prior to Demolition, Grading and Building Permits, and On-going during Construction	Culver City Current Planning Division, Public Works, Fire and Police Departments

Project Design Feature (PDF) / Mitigation Measure (MM)	Implementing Action, Condition, or Mechanism	Method of Verification	Timing of Verification	Responsible Persons
approved by City's Fire and Police Departments. The City Building Official, City Engineer, City Traffic Engineer, Civil Engineer, and Current Planning Manager, as applicable, would reserve the right to reject any engineer at any time and to require that the FCMP be prepared by a different engineer. Prior to commencement of construction, the contractor shall advise the Public Works Inspector and Building Inspector (Inspectors) of the construction schedule and shall meet with the Inspectors. Also, biweekly construction management meetings with City Staff and other representatives of surrounding developments if under construction at around the same time as the Project shall be required, as determined appropriate by City staff, to ensure concurrent construction projects are managed in collaboration with one another. The FCMP shall assess project construction impacts and provide effective strategies to limit the use of the public right of way (streets and sidewalks) during peak traffic periods, and shall be subject to adjustment by City staff as deemed necessary and appropriate to preserve the general public safety and welfare. Prior to approval of the FCMP, the applicant shall conduct one (1) Community Meeting pursuant to the notification requirements of the City's Community Meeting guidelines, to discuss and provide the following information to the surrounding community: • Construction schedule and hours. • Framework for construction phases. • Identify traffic diversion plan by phase and activity. (The Traffic Control Plan will be submitted for review and approval by the City for each phase). • Potential location of construction parking and office trailers. • Truck hauling routes and material deliveries (i.e. identify the potential routes and restrictions. Discuss the types and number of trucks anticipated and for what construction activity). Use of Janisann Avenue to the west of the Project Site by haul trucks, material deliveries or construction worker vehicles shall be specifically prohibited. • Emergency access plan. • Demolition plan. • Staging plan for the concrete pours, material loading and removal. • Crane location(s). • Accessible applicant and contractor contacts during construction activity and during off hours (relevant email address and phone numbers). • Community notification procedures: • The CMP shall at a minimum include the following: 1. The name and telephone number of a contact person who can be reached 24 hours a day regarding construction or construction traffic				

Project Design Feature (PDF) / Mitigation Measure (MM)	Implementing Action, Condition, or Mechanism	Method of Verification	Timing of Verification	Responsible Persons
complaints or emergency situations. 2. An up-to-date list of local police, fire, and emergency response organizations and procedures for the continuous coordination of construction activity, potential delays, and any alerts related to unanticipated road conditions or delays, with local police, fire, and emergency response agencies. Coordination shall include the assessment of any alternative access routes that might be required through the site, and maps showing access to and within the site and to adjacent properties. 3. Construction plans and procedures to address: community and City notification of key construction activities; temporary construction fencing and maintenance of construction areas within public view; noise and vibration controls; dust management and control; and worker education on required mitigation measures and best practices to reduce disturbances to adjacent and nearby land uses. 4. Procedures for the training and certification of flag persons. 5. To the extent known identification of the location, times, and estimated duration of any roadway closures; procedures for traffic detours, pedestrian protection, reducing effects on public transit and alternate transportation modes; and, plans for use of protective devices, warning signs, and staging or queuing areas. 6. The location of temporary power, portable toilet and trash and materials storage locations. 7. The timing and duration of any street and/or lane closures shall be approved in advance by the City and made available in digital format for posting on the City's website and distribution via email alerts on the City's "Gov Delivery" system. The Plans shall be updated weekly during the duration of project construction, as determined necessary by the City. The FCMP shall require that review and approval of any proposed lane closures include coordination with the Fire and Police Departments to minimize potential effects on traffic flow and emergency response. 8. Provisions that staging of construction equipment and materials will be accommodated within the Project Site and that construction worker parking will be accommodated on the Project Site and at off-site locations to be determined and disclosed, potentially with shuttles to and from the Project Site.				
Mitigation Measure TRAF-1: The Project shall implement a Transportation Demand Management (TDM) Program to reduce the VMT impacts from office uses. The TDM Program shall be reviewed and approved by the City's Planning Division, Public Works Mobility and Traffic Engineering, Division and Transportation Staff for review prior to the issuance of the first building permit for the Project. The TDM Program shall include the following	Condition of Approval	Approval of Plan	Prior to issuance of Building Permit	Culver City Traffic Engineering, Engineering/Public Works, Transportation Department and Current Planning Division

Project Design Feature (PDF) / Mitigation Measure (MM)	Implementing Action, Condition, or Mechanism	Method of Verification	Timing of Verification	Responsible Persons
measures and strategies: • Commute Marketing Program – This strategy involves the use of marketing and promotional tools to educate and inform travelers about site-specific transportation options and the effects of their travel choices. At a minimum, this strategy includes educational and promotional materials, and a TDM Coordinator from building management to oversee the TDM program, such as field questions, manage regular updates of transportation materials for the Project Site, and coordinate carpool and ridesharing options. • Off-Street Parking Pricing – This strategy implements parking pricing for spaces within the Project Site for office employees. This would mean that employees of the office land use would need to pay for a parking spot within the Project Site garage, separate from the cost of the lease for the office space.				